| 121.0 | 0005 | 0006.0 | 1 of 1 | Residential | | Total Card / Total Parcel |
|---|---|---|---|---|---|---|
| Map | Block | Lot | CARD | ARLINGTON | APPRAISED: | 997,500 / 997,500 |
| | | | | | USE VALUE: | 997,500 / 997,500 |
| | | | | | ASSESSED: | 997,500 / 997,500 |

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|---|---|---|
| 20 | | WELLINGTON ST, ARLINGTON |

## OWNERSHIP

Unit #:

| | |
|---|---|
| Owner 1: | MOWBRAY SARAH & MATTHEW |
| Owner 2: | |
| Owner 3: | |
| Street 1: | 20 WELLINGTON ST |
| Street 2: | |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: Own Occ: Y |
| Postal: | 02476 Type: |

## PREVIOUS OWNER

| | |
|---|---|
| Owner 1: | HATTIS DALE - |
| Owner 2: | - |
| Street 1: | 20 WELLINGTON ST |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: |
| Postal: | 02476 |

## NARRATIVE DESCRIPTION

This parcel contains 5,870 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1910, having primarily Stucco Exterior and 2616 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 4 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|---|---|---|---|
| | | | |

## PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|---|---|---|---|---|---|---|
| Z | R1 | SINGLE FA | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | 2 | Above Stree |
| s | | | | Street | | |
| t | | | | Gas: | | |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|---|---|---|---|---|---|
| 101 | 5870.000 | 458,300 | 2,700 | 536,500 | 997,500 |
| Total Card | 0.135 | 458,300 | 2,700 | 536,500 | 997,500 |
| Total Parcel | 0.135 | 458,300 | 2,700 | 536,500 | 997,500 |

Source: Market Adj Cost | Total Value per SQ unit /Card: 381.38 | /Parcel: 381.3

## Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

## PREVIOUS ASSESSMENT

Parcel ID: 121.0-0005-0006.0

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2020 | 101 | FV | 458,400 | 2700 | 5,870. | 536,500 | 997,600 | 997,600 | Year End Roll | 12/18/2019 |
| 2019 | 101 | FV | 354,400 | 2700 | 5,870. | 566,300 | 923,400 | 923,400 | Year End Roll | 1/3/2019 |
| 2018 | 101 | FV | 354,400 | 2700 | 5,870. | 417,300 | 774,400 | 774,400 | Year End Roll | 12/20/2017 |
| 2017 | 101 | FV | 354,400 | 2700 | 5,870. | 399,400 | 756,500 | 756,500 | Year End Roll | 1/3/2017 |
| 2016 | 101 | FV | 354,400 | 2700 | 5,870. | 369,600 | 726,700 | 726,700 | Year End | 1/4/2016 |
| 2015 | 101 | FV | 314,100 | 2700 | 5,870. | 310,000 | 626,800 | 626,800 | Year End Roll | 12/11/2014 |
| 2014 | 101 | FV | 314,100 | 2700 | 5,870. | 302,800 | 619,600 | 619,600 | Year End Roll | 12/16/2013 |
| 2013 | 101 | FV | 314,100 | 2700 | 5,870. | 288,500 | 605,300 | 605,300 | | 12/13/2012 |

## SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 9407

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---|---|---|---|---|---|---|---|---|---|
| HATTIS DALE, | 64471-542 | | 11/5/2014 | | 754,000 | No | No | | |
| HATTIS DALE | 25410-291 | | 6/15/1995 | | 1 | No | No | | Kathleen A Hattis dod 3/22/2011 |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|---|---|---|---|---|---|---|---|---|
| 6/24/2015 | 783 | Manual | 4,000 | | 6/24/2015 | | | Remove front and r |
| 4/18/2013 | 561 | Manual | 11,100 | | | | | |
| 11/8/2011 | 1430 | Redo Bat | 11,000 | | | | | |
| 6/18/2009 | 497 | Manual | 3,000 | | | | | |
| 11/6/2003 | 958 | Re-Roof | 5,600 | | | | | |

## ACTIVITY INFORMATION

| Date | Result | By | Name |
|---|---|---|---|
| 6/14/2013 | Info Fm Prmt | EMK | Ellen K |
| 5/2/2012 | Info Fm Prmt | MM | Mary M |
| 2/26/2009 | Measured | 372 | PATRIOT |
| 10/27/1999 | Meas/Inspect | 266 | PATRIOT |
| 8/17/1992 | | KT | |

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

## User Acct

78472

## GIS Ref

## GIS Ref

## Insp Date

02/26/09

!9407!

## PRINT

| Date | Time |
|---|---|
| 12/10/20 | 23:53:10 |

## LAST REV

| Date | Time |
|---|---|
| 07/28/16 | 08:38:04 |

ekelly

Patriot Properties Inc.

## USER DEFINED

| | |
|---|---|
| Prior Id # 1: | 78472 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 101 | One Family | | 5870 | | Sq. Ft. | Site | | 0 | 90. | 1.02 | 10 | | | | | | | | | 536,489 | | | | | | 536,500 | |

Total AC/HA: 0.13476 | Total SF/SM: 5870 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 536,489 | Spl Credit | Total: 536,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

## EXTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Type: | 15 - Old Style | | |
| Sty Ht: | 2H - 2 & 1/2 Sty | | |
| (Liv) Units: | 1 | Total: | 1 |
| Foundation: | 3 - BrickorStone | | |
| Frame: | 1 - Wood | | |
| Prime Wall: | 6 - Stucco | | |
| Sec Wall: | | | % |
| Roof Struct: | 1 - Gable | | |
| Roof Cover: | 1 - Asphalt Shgl | | |
| Color: | BEIGE | | |
| View / Desir: | | | |

## GENERAL INFORMATION

| | | | |
|---|---|---|---|
| Grade: | B- - Good (-) | | |
| Year Blt: | 1910 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdict: | G13 | Fact: | . |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

## INTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Avg Ht/FL: | STD | | |
| Prim Int Wall | 2 - Plaster | | |
| Sec Int Wall: | | | % |
| Partition: | T - Typical | | |
| Prim Floors: | 3 - Hardwood | | |
| Sec Floors: | | | % |
| Bsmnt Flr: | 12 - Concrete | | |
| Subfloor: | | | |
| Bsmnt Gar: | | | |
| Electric: | 3 - Typical | | |
| Insulation: | 2 - Typical | | |
| Int vs Ext: | S | | |
| Heat Fuel: | 1 - Oil | | |
| Heat Type: | 5 - Steam | | |
| # Heat Sys: | | | |
| % Heated: | 100 | % AC: | |
| Solar HW: | NO | Central Vac: | NO |
| % Com Wall | | % Sprinkled: | |

## BATH FEATURES

| | | | |
|---|---|---|---|
| Full Bath | 2 | Rating: | Average |
| A Bath: | 1 | Rating: | Very Good |
| 3/4 Bath: | | Rating: | |
| A 3QBth | | Rating: | |
| 1/2 Bath: | | Rating: | |
| A HBth: | | Rating: | |
| OthrFix: | | Rating: | |

## OTHER FEATURES

| | | | |
|---|---|---|---|
| Kits: | 1 | Rating: | Fair |
| A Kits: | | Rating: | |
| Frpl: | 1 | Rating: | Average |
| WSFlue: | | Rating: | |

## CONDO INFORMATION

| | |
|---|---|
| Location: | |
| Total Units: | |
| Floor: | |
| % Own: | |
| Name: | |

## DEPRECIATION

| | | | |
|---|---|---|---|
| Phys Cond: | AG - Avg-Good | 26. | % |
| Functional: | | | % |
| Economic: | | | % |
| Special: | | | % |
| Override: | | | % |
| | Total: | 26.4 | % |

## CALC SUMMARY

| | |
|---|---|
| Basic $ / SQ: | 130.00 |
| Size Adj.: | 1.05145288 |
| Const Adj.: | 0.98990101 |
| Adj $ / SQ: | 135.308 |
| Other Features: | 101250 |
| Grade Factor: | 1.21 |
| NBHD Inf: | 1.00000000 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 622719 |
| Depreciation: | 164398 |
| Depreciated Total: | 458321 |

## COMMENTS

## RESIDENTIAL GRID

| 1st Res Grid | Desc: | Line 1 | # Units: | 1 |
|---|---|---|---|---|

| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Other | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | |

| Totals | RMs: | 8 | BRs: | 4 | Baths: | 2 | HB | |
|---|---|---|---|---|---|---|---|---|

## REMODELING

| | |
|---|---|
| Exterior: | |
| Interior: | |
| Additions: | |
| Kitchen: | |
| Baths: | |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

## RES BREAKDOWN

| No Unit | RMS | BRS | FL |
|---|---|---|---|
| 1 | 8 | 4 | M |
| Totals | | | |
| 1 | 8 | 4 | |

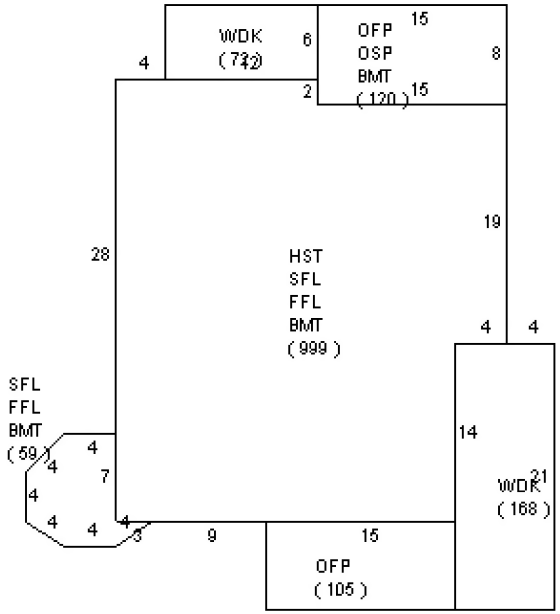
## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|
| | | | | |

| | | | |
|---|---|---|---|
| WtAv$/SQ: | | AvRate: | Ind.Val |

| | | | |
|---|---|---|---|
| Juris. Factor: | 1.00 | Before Depr: | 163.72 |
| Special Features: | 0 | Val/Su Net: | 104.66 |
| Final Total: | 458300 | Val/Su SzAd | 175.22 |

## SKETCH




## SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| BMT | Basement | 1,178 | 40.590 | 47,818 |
| FFL | First Floor | 1,058 | 135.310 | 143,156 |
| SFL | Second Floor | 1,058 | 135.310 | 143,156 |
| HST | Half Story | 500 | 135.310 | 67,587 |
| WDK | Deck | 240 | 10.060 | 2,415 |
| OFP | Open Porch | 225 | 23.590 | 5,308 |
| OSP | Screen Porch | 120 | 32.940 | 3,953 |
| | Net Sketched Area: | 4,379 | Total: | 413,393 |
| Size Ad | 2615.5 | Gross Are | 4878 | FinArea 2616 |

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|
| | | | | | |

## IMAGE

AssessPro Patriot Properties, Inc

## MOBILE HOME

| Make: | | Model: | | Serial #: | | Year: | | Color: | |
|---|---|---|---|---|---|---|---|---|---|

## SPEC FEATURES/YARD ITEMS

## PARCEL ID

121.0-0005-0006.0

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 3 | Garage | D | Y | 1 | 20X12 | F | FR | 1950 | 22.87 | T | 50 | 101 | | | 2,700 | | | 2,700 |

| More: | N | Total Yard Items: | 2,700 | Total Special Featues: | | Total: | 2,700 |
|---|---|---|---|---|---|---|---|